

The Meadows at Timberhill Home Owners' Association

Minutes of Tuesday July 23, 2024 Board meeting

Meeting called to order at 7:00 p.m. PDT. **Present:** President Robert Neary, Treasurer Maggie Wang, Secretary Ike Ghozeil, Charlotte Fleming and Sherrie Tate of Fleming Properties LLC (FPL), and owners Melody and Joel Allen, Javali Anantha, Marianne Clausing-Lee, Christy Finch, Tamina Toray and Quan Zhang. Meeting was conducted via Zoom at this link: <https://us06web.zoom.us/j/87929075184?pwd=xY5bLww4DkCgHmHanOTpt4DbLrx1Nn.1>

Open Forum: Tamina reiterated appreciation and praise for Sherrie's responsiveness and thoroughness in handling requests and issues as they come up

Housekeeping and Report Items:

1. Approved revised minutes from the Board meeting of June 20, 2024 – Ike
2. Approved the Treasurer's report – Maggie
 - a. Treasurer reported that the financials look reasonable and the report was approved
 - b. Treasurer reported that a CD for \$50K is in place at Umpqua Bank
3. ARC request – None at this time
4. Committee reports – None at this time
5. Report from Fleming Properties LLC (FPL)
 - a. Status of delinquent accounts
 - One account is noticeably delinquent and owner has been contacted
 - b. Landscaping – Mowing and maintenance
 - Some of the units still have brown grass due to lack of watering – owners have been notified by mail to resolve this issue
 - Contractor has been notified that some sprinkler heads need to be replaced – contractor claims that preemptive inspection was done in the Spring, per contract
 - Lawn fertilization will occur on Wednesday July 24 – occupants were notified to not water in the morning, but to do so in the afternoon, after fertilization
 - FPL will obtain bid for aerating the lawns
 - An underground irrigation pipe at 2995 Shooting Star is broken and is causing a soggy/muddy area – tree root is likely cause
 - a. Landscaping contractor will be asked to shut off water to this line until repairs are done, and to dig up the area in preparation for repair
 - b. Landscaper not capable of doing repair, and an irrigation company will be identified to do the work
 - c. Landscaping – Diseased tree
 - Board approved removal of diseased cherry tree at 3199 Morning Glory – perform work per bid to remove tree and leave stump and roots in place
 - d. Landscaping – Bark dust
 - Hemlock bark has been blown into place
 - Board approved paying contractor the cost of one additional 150-lb bark bag, to cover miscalculation resulting in need for two additional bags – contractor not charging for second bag
 - Contractor will be asked to also put down bark in six additional areas that are bare, at no additional cost to HOA
 - e. Roofing issue – Venting

- No discussion at this time
- f. Painting status
 - Work will start in mid-August, with pressure washing of buildings followed by painting at least two days later
- 6. Light fixtures
 - a. Replacement of all outside fixtures – approximately 205 fixtures – will start on Monday July 29
 - b. FPL will remind occupants to turn off light switches in preparation for this work
- 7. Reserve study for 2025 was completed and report sent to Board after the meeting
- 8. General announcements and items for the record
 - a. A potential “handy man” outfit has been identified and FPL is following up
 - b. If contractor is satisfactory, it will be used to clean exterior of gutters and downspouts of buildings that will not be painted

Discussion and Decision Items:

1. Some occupants are not cooperating with contractors when work needs to be done
 - a. Board will consider options in helping owners to enforce their renters’/tenants’ responsibilities
 - b. Marianne suggested including a statement to this effect in the annual report, and it was accepted
2. Next meeting will be on Thursday September 19, 2024 at 7:00 p.m. PDT via Zoom

Action Items:

1. FPL will do the following:
 - a. Obtain bid for aerating the lawns
 - b. Ask landscaping contractor to shut off water supply to broken underground irrigation pipe and to dig up the area in preparation for repair
 - c. Identify irrigation company to repair underground irrigation pipe
 - d. Proceed with removal of diseased cherry at 3199 Morning Glory, leaving stump and roots in place
 - e. Pay for one additional bag of bark, and work with contractor to put down bark in six additional areas that are bare, at no additional cost to HOA
 - f. Remind occupants to turn off outside light switches in preparation for fixture replacement

Date and time of next meeting: Thursday September 19, 2024 at 7:00 p.m. PDT via Zoom at this link:

<https://us06web.zoom.us/j/87929075184?pwd=xY5bLww4DkCgHmHanOTpt4DbLrx1Nn.1>

Adjournment was at 7:40 p.m. PDT

Respectfully submitted, Ike Ghozeil, Secretary